

CAMDEN-WYOMING SEWER & WATER AUTHORITY

P.O. BOX 405, CAMDEN-WYOMING, DELAWARE 19934

Minutes of the Camden-Wyoming Sewer and Water Authority Regular Session - Authority Meeting Held on October 11, 2011

Authority Members present:

Mr. Mark Dyer
Ms. Tracey Green
Mr. Michael McFann
Mr. Michael Quinn
Ms. Tracy Torres
Mr. James Winchell

**Also in attendance representing
the CWS&WA:**

Mr. Harold Scott, Authority Superintendent
Mr. Soheil Gharebaghi, P.E., Authority Engineer
Ms. Mary Sherlock, Esq., Authority Attorney

Public in Attendance:

Meeting Attendance/Sign-in Sheet;
available at the CWS&WA Office

The Camden-Wyoming Sewer and Water Authority (CWS&WA) met at the CWS&WA Office on October 11, 2011. The meeting was called to order at 7:00 p.m. by the Chairperson, Mr. Dyer.

Maintenance & Operations Status (Superintendent Report):

Mr. Scott distributed the period's Operation and Maintenance Report and discussed the same. Mr. Scott explained that because of adult wipes, diapers, and the like, the Walmart pump station, which had been repaired three years ago, needed new impellers, wearing rings and other components repaired again. The life expectancy of the Authority's pump station components, in particular the Walmart pump station, was substantially reduced due to wipes, diapers, and other like materials being discharged into pump stations, Mr. Scott noted. The Authority would continue customer education campaigns to reduce the adverse impact of adult wipes and diapers on the Authority's pump stations, Mr. Scott added.

Mr. Scott reported that the discharge of grease into the Walmart pump station, in particular, the discharges from Jade Garden Restaurant at Camden Town Center, had caused an accelerated schedule of pump station maintenance. Mr. Scott recommended that the Authority consider a "Grease Resolution" to discourage poor maintenance and clearing of grease traps at restaurants.

Mr. Scott discussed the Authority's financial reports and explained accounts receivables (AR) aging. Mr. Scott noted that the Authority's efforts with respect to collection activities had continued to reduce AR days.

Maintenance & Operations Status (Superintendent Report, cont.):

Regarding the replacement of old water services at South Layton Avenue, Mr. Scott noted that due to unusually high water tables, the project would be postponed until next Spring.

Mr. Scott indicated that, weather permitting, the Authority's personnel would begin smoke testing of the sewer system to identify and reduce instances of infiltration of storm water runoff and ground water inflow into the Authority's sewer system. The objective was to reduce the Authority's sanitary sewer treatment charges since storm water and ground water did not need to be treated as sanitary sewer discharges, Mr. Scott added.

Engineering Report:

Regarding Camdel Metals and the unknown organism causing blockages in the Willow Grove Road sewer system, Gharebaghi repeated his previous report indicating that the frequency with which the vicinity sewer mains had been cleared by the Authority's crews had been reduced which might have been as a result of altered processes and wastewater characteristics at Camdel Metals. Updated reports regarding the matter would be presented at future Regular Meetings, as needed, Gharebaghi added.

Gharebaghi indicated that lead and copper testing of the Authority's water had been completed by Atlantic Coast Laboratories and submitted to the Office of Drinking Water. The lead and copper testing results showed that the Authority's water quality met or exceeded maximum contaminant limits for lead and copper, established by the EPA and the State of Delaware, Health and Social Services, Office of Drinking Water.

Legal Report:

Ms. Sherlock provided a brief status update concerning the Authority's legal matters.

Approval of the Consent Agenda:

Motion: Mr. McFann made a motion to approve the Consent Agenda, seconded by Mr. Quinn. Motion carried unanimously.

Authority's Financial and Investment Advisor

Mr. Dyer indicated that Mr. Trey Paradee, the Authority's financial advisor formerly of Edward Jones, had established a financial investment firm. Mr. Dyer indicated that the Authority's Superintendent, Accountant, and he would schedule a meeting with Mr. Paradee in the near future to evaluate Mr. Paradee's firm for possible engagement as the Authority's Financial Advisor. Recommendation concerning this matter would be presented to the Board following the meeting with Mr. Paradee, Mr. Dyer added.

Old Business:

Establishment of Rates

In order to finalize the Authority's sewer and water usage rates, the following was decided:

Motion: Ms. Green made a motion to reduce the Authority's water usage rate by 9.25% and to reduce the sewer usage rate by 2.75%, effective October 1, 2011, and to suspend the 5% automatic rate escalation provision of the Authority's Resolution 2000-03, seconded by Ms. Torres. Motion carried with a majority vote as follows:

Mr. Dyer	Aye
Ms. Green	Aye
Mr. McFann	Abstained
Mr. Quinn	Nay
Ms. Torres	Aye
Mr. Winchell	Aye

In order to finalize the Authority's flat charges for residential irrigation accounts, the following was decided:

Motion: Mr. Winchell made a motion to reduce the Authority's flat charges for residential irrigation accounts for residential accounts with two water meters, for domestic and irrigation uses, to \$5.00 per quarter for the second irrigation water meter, seconded by Ms. Green. Motion carried with a majority vote as follows:

Mr. Dyer	Aye
Ms. Green	Aye
Mr. McFann	Abstained
Mr. Quinn	Nay
Ms. Torres	Aye
Mr. Winchell	Aye

New Business:

Barclay Farms

With the aid of a visual presentation projected on the Authority conference room's screen, Mr. Scott described the Authority's efforts at Barclay Farms toward minimization of occurrences of brown water within the development. Mr. Scott explained that a fire hydrant flushing program had been implemented during the past period. Approximately 250,000 of water had been used to systematically flush the Barclay Farms water distribution system, Mr. Scott noted.

New Business (cont.):

In response to questions from the public in attendance, Mr. Scott indicated that a schedule for flushing of the water mains at Barclay Farms had not been developed because the Authority did not have adequate historical data (since Barclay Farms was a relatively new land development) based on which a frequency of flushing could be devised. Mr. Scott indicated that all Barclay Farms homeowners who had filed a complaint with the Authority about brown water had been contacted following the flushing activities to confirm the absence of discolored water at their residence. In this regard, Mayor Maly urged the residents of Barclay Farms to report good results and the absence of brown water to the Authority, in addition to filing reports about discolored water.

Greens at Wyoming - Impact Fees

Gharebaghi referenced Mr. Salame's correspondence, dated October 5, 2011, and indicated that he had been asked to present the Board with the Greens at Wyoming project developer, Mr. Salame's request for the release of the balance of his prepaid impact fees. In 2003, 2005, and 2006, Mr. Salame had paid 50% of the Authority's water and sewer impact fees for the 238 equivalent dwelling units (EDU's) at the Greens at Wyoming for selected clusters of home sites/EDU packs.

Although the Developer's Agreement into which Mr. Salame had entered with the CWS&WA for the Greens at Wyoming land development project was clear about the fact that the Authority's impact fees were non-refundable, citing financial hardship and the need for the application of resources elsewhere, Mr. Salame had requested a refund of the balance of the prepaid impact fees which had been paid in 2005 and 2006, Gharebaghi explained. It was explained that about 130 EDU's had already been built at the Greens at Wyoming and approximately \$275,000 remained as the balance of Mr. Salame's prepaid impact fees.

Because the prepaid impact fees had been paid by Mr. Salame to secure the allocation of sewer and water capacity for the development of the Green at Wyoming, and the Authority's concerns regarding the establishment of undesirable precedence related to impact fee payments, after discussion concerning Mr. Salame's request, the Board decided the following:

Motion: Ms. Winchell made a motion to deny Mr. Salame's request for the refund of the balance of sewer and water impact fees for the Greens at Wyoming, seconded by Ms. Torres. Motion carried unanimously.

The Board asked Gharebaghi to inform Mr. Salame about the Authority's decision with respect to his request.

Visitors' Comments:

Mrs. Bailey wanted to know to whom questions concerning the Authority's billing should be addressed. She was advised to contact the Authority's office for billing questions or to submit written inquiries to the Board.

In response to questions from the public regarding the Barclay farms fire hydrant flushing, it was explained that the residents of Barclay Farms would not be charged for the water that had been used or for the flushing activities at the development.

Responding to Mrs. Bailey's question regarding the Authority's fire hydrants, Mr. Dyer explained that the repair of any damages to the Authority's fire hydrants would be the responsibility of those who had caused the damages.

Adjournment:

Motion: Ms. Quinn made a motion to adjourn the Regular Meeting, seconded by Mr. McFann. Motion carried unanimously.

The Regular Meeting adjourned at 8:10 p.m.

The next Regular Meeting will be held on November 8, 2011, at 7:00 p.m.

Respectfully Submitted,

CAMDEN-WYOMING SEWER & WATER AUTHORITY

Harold L. Scott, Sr.
CWS&WA Superintendent